

00-0-0865

(Do Not Write Above This Line)

AN ORDINANCE Z-00-51
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT, PROPERTY LOCATED AT 4475 EAST CONWAY DRIVE, N.W., FRONTING APPROXIMATELY 154 FEET ON THE SOUTHEAST SIDE OF E. CONWAY DRIVE BEGINNING 523.50 FEET NORTHEASTERLY FROM THE NORTHEAST CORNER OF JETT ROAD. DEPTH: VARIES; AREA: 4.341 ACRES; LAND LOT 138, 17TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: CAROLINE W. FOWLER
APPLICANT: SAME
NPU-A COUNCIL DISTRICT 8

9/18/00-Adopted by a Show of Hands
Vote - 13 Yeas

ADOPTED BY

SEP 18 2000

COUNCIL

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 7/5/00
Referred To: ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee
Date
Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)
Other

Members

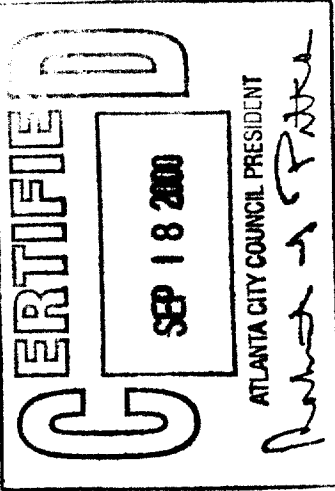
Refer To

COUNCIL ACTION

☒ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED



ATLANTA CITY COUNCIL PRESIDENT

CERTIFIED
SEP 18 2000

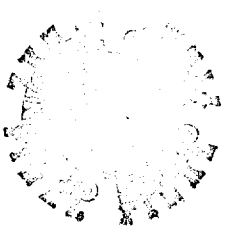
Ruthie Douglas Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

SEP 27 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



00-0 -0865

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-51
5-16-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **4475 East Conway Drive, N.W.**, be changed from the **R-3 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **138** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 1. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

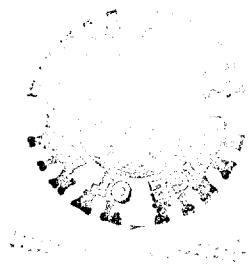
A true copy,


Deputy Municipal Clerk

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

September 18, 2000

September 27, 2000



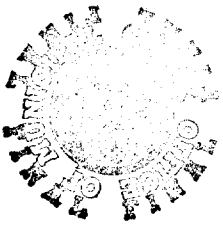
Conditions for Z-00-51

1. Site plan entitled "Rezoning Plan for Saint Andrews" prepared by NRS Engineering Inc., dated May 16, 2000, last revised August 2, 2000 and marked received by the Bureau of Planning August 3, 2000.
2. Tree replacement plan entitled "Tree Protection and Replacement plan for Saint Andrews" prepared by NRS Engineering, Inc., dated May 16, 2000, last revised August 2, 2000 and marked received by the Bureau of Planning August 3, 2000.
3. The attached document entitled "Saint Andrews, Recommended Conditions of Zoning, Zoning Case No. Z-00-51 (Revised August 2, 2000), and marked received by the Bureau of Planning August 3, 2000, is considered a condition of this rezoning and its provisions shall be enforced as such.



St. Andrews
RECOMMENDED CONDITIONS OF ZONING
ZONING CASE NO. Z-00-51
(Revised August 2, 2000)

1. The rezoning is conditioned upon the Tree Protection & Replacement Plan dated May 16, 2000 last revised August 2, 2000 by NRS Engineering, Inc., including all notes. Specific reference is made to Item # 3 as outlined herein.
2. All trees marked as saved on said Tree Protection & Replacement Plan shall be saved and shall be protected in the manner indicated on said plan.
3. Developer to provide a ten foot planted buffer along the rear property line of lots # 1, 2, & 6. Buffer to be planted with Leyland Cypress or equivalent, minimum 5' tall and 10' on center. Landscape and Tree Saving Plan incorporating buffer planting shall be approved prior to issuance of building permits.
4. The rezoning is conditioned upon the site plan dated May 16, 2000 last revised 8/2/00 ("Rezoning Plan") received by the Board of Planning on 8/3/00. The revised Rezoning Plan shall be made a part of and affixed to this rezoning legislation.
5. The rear yard set backs for each tract shall be no less than 25 feet with the exception of the portion of Lot 6 adjacent to 4399 Jett Place which shall be no less than 30 Feet. The side yard setback for each tract shall be no less than 10 feet. Minimum lot size shall be 18,000 square feet.
6. The height of each building shall not exceed thirty-five (35) feet from the bottom of the first floor to the highest point of the roof of each building.
7. All exterior lighting shall be designed as to prevent light spillage onto the adjacent property. This requirement shall also apply to vehicular headlights. Fencing, walks or additional landscaping materials shall be erected as necessary to block the spillage of light from vehicles to the adjacent property.
8. Storm water facilities indicating detention ponds shall be in place, inspected, certified and signed off on by appropriate City Engineer before any building permits are issued.
9. Total number of dwelling units shall not exceed six (6).
10. Lots 1, 2, 5, & 6 front setbacks shall be 20 feet. Front setbacks for lots 3 & 4 shall be no less than 20 feet and no more than 25 feet.
11. Minimum house size to be 3,800 square feet, excluding basement area.
12. Developer to upgrade the driveway piping located at 4417 East Conway Dr. and adjacent to the detention pond on lot # 6. Piping and installation shall be of sufficient size and quality to handle the maximum anticipated water flow without damage to the yard and/or driveway.
13. Drainage from the house and driveway on lot 5 shall be piped into the detention pond on the rear of the property.
14. Detention Pond walls to be constructed of or faced with natural stone.

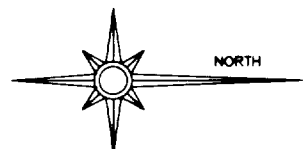


TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 138 OF THE 17th LAND DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

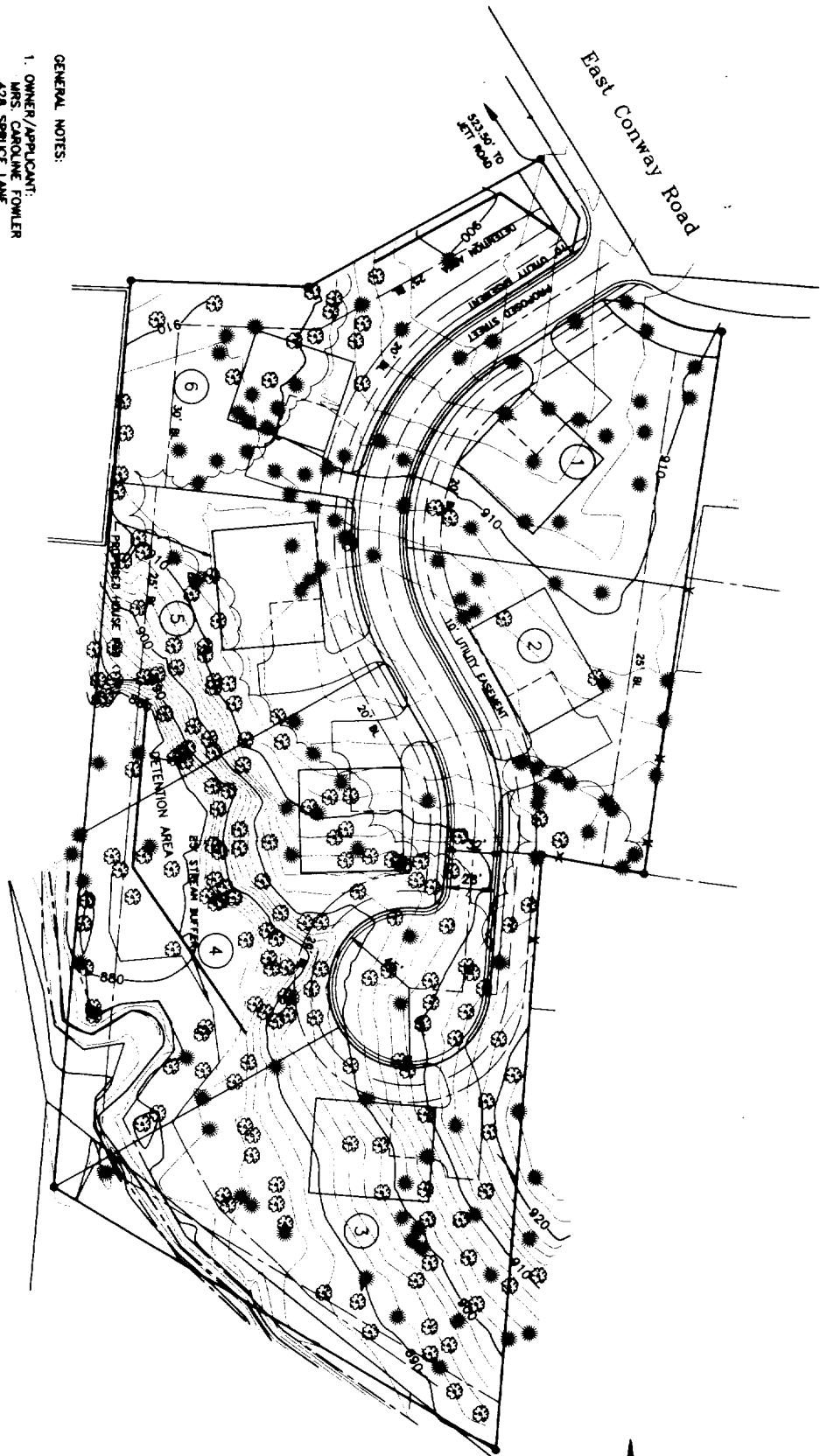


BEGINNING AT THE NORTHEASTERLY INTERSECTION OF JETT ROAD AND EAST CONWAY ROAD THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG EAST CONWAY ROAD A DISTANCE OF 523.50 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG EAST CONWAY ROAD NORTH 57 DEGREES 18 MINUTES 09 SECONDS EAST A DISTANCE OF 72.17 FEET TO A POINT; THENCE CONTINUING ALONG EAST CONWAY ROAD ALONG A CURVILINEAR LINE TO THE LEFT AN ARC DISTANCE OF 32.50 FEET TO A POINT, SAID CURVILINEAR LINE HAVING A RADIUS OF 73.60 FEET, A CHORD BEARING OF NORTH 50 DEGREES 46 MINUTES 48 SECONDS EAST AND A CHORD DISTANCE OF 32.24 FEET; THENCE CONTINUING ALONG EAST CONWAY ROAD ALONG A CURVILINEAR LINE TO THE LEFT AN ARC DISTANCE OF 49.89 FEET TO A POINT, SAID CURVILINEAR LINE HAVING A RADIUS OF 73.60 FEET, A CHORD DISTANCE OF NORTH 18 DEGREES 50 MINUTES 50 SECONDS EAST AND A CHORD DISTANCE OF 48.59 FEET; THENCE DEPARTING EAST CONWAY ROAD SOUTH 81 DEGREES 29 MINUTES 26 SECONDS EAST A DISTANCE OF 320.27 FEET TO A POINT; THENCE RUNNING SOUTH 10 DEGREES 58 MINUTES 59 SECONDS WEST A DISTANCE OF 60.41 FEET TO A POINT; THENCE RUNNING SOUTH 85 DEGREES 14 MINUTES 20 SECONDS EAST A DISTANCE OF 349.28 FEET TO A POINT; THENCE RUNNING SOUTH 31 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 300.26 FEET TO A POINT; THENCE RUNNING NORTH 84 DEGREES 50 MINUTES 53 SECONDS WEST A DISTANCE OF 531.49 FEET TO A POINT; THENCE RUNNING NORTH 02 DEGREES 25 MINUTES 15 SECONDS EAST A DISTANCE OF 103.80 FEET TO A POINT; THENCE RUNNING NORTH 28 DEGREES 35 MINUTES 01 SECONDS WEST A DISTANCE OF 154.31 FEET TO THE **TRUE POINT OF BEGINNING**, SAID TRACT OR PARCEL OF LAND CONTAINING 4.341 ACRES.



- nrse engineering, inc.**
CIVIL ENGINEERING LAND SURVEYING
1836 Lawrenceville Highway
Lawrenceville, Georgia 30044
770-330-6273 Fax: 770-330-7464
email: nreengineering@nrsdnping.com

East Conway Road



GENERAL NOTES:

1. OWNER/APPLICANT:
MRS. CAROLINE FOWLER
428 SPRUCE LANE
HENDERSONVILLE, N.C. 28739
PHONE: 828-882-9499

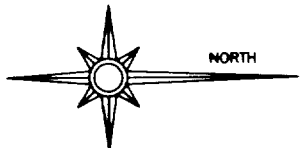
2. ENGINEER:
NRS ENGINEERING, INC.
1836 LAWRENCEVILLE HIGHWAY
LAWRENCEVILLE, GA. 30044
CONTACT: DON SHERMILL
PHONE: 770-338-8273

3. CURRENT ZONING: R-3
MINIMUM SQUARE FOOTAGE: 18,000
FRONT SETBACK: 50'
SIDE SETBACK: 10'
REAR SETBACK: 20'

PROPOSED ZONING: PDH
MINIMUM SQUARE FOOTAGE: 18,000
FRONT SETBACK: 20'
SIDE SETBACK: 10'
REAR SETBACK: 25'

AREA = 4.341 ACRES

LOT AREA CHART			
LOT NUMBER	SQUARE FTG	COMMON AREA #1	SQUARE FTG
1	20,972		851
2	19,986		
3	39,858		
4	39,448		
5	22,820		
6	25,895		
		#2	1,085



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99	100

NO.	DESCRIPTION	DATE	BY	APPROVED
1	REZONING PLAN	7/1/00	DR	DR
2	1st REVISION	7/1/00	DR	DR
3	2nd REVISION	7/1/00	DR	DR



REZONING PLAN
FOR
ST. ANDREWS

nrs engineering, inc.
CIVIL ENGINEERING LAND SURVEYING
1836 Lawrenceville Highway
Lawrenceville, Georgia 30044
770-338-8273 Fax: 770-338-7464
email: nrsengineering@mindspring.com